

**Wednesday, December 15<sup>th</sup>, 2021**

Duffy called the meeting to order at 8:30 a.m. with Duffy, Zinnel and Kretzinger present. Kretzinger moved Zinnel seconded the motion to approve December 8<sup>th</sup>, 2021 minutes. NO: None; YES: Duffy, Zinnel & Kretzinger. Motion carried.

Zinnel moved Kretzinger seconded motion to approve the agenda as posted. NO: None; YES: Duffy, Zinnel and Kretzinger. Motion carried.

Zinnel moved Kretzinger seconded motion to accept the resignation of Blake Brewer, Landfill Equipment Operator effective December 17, 2021, with thanks for years of service. NO: None; YES: Duffy, Zinnel & Kretzinger. Motion carried.

Zinnel moved Kretzinger seconded motion to accept the resignation of Cory Pestotnik, Landfill/ Recycling Center Grounds Keeper effective December 23, 2021, with thanks for years of service. NO: None; YES: Duffy, Zinnel & Kretzinger. Motion carried.

Zinnel moved Kretzinger seconded motion to accept the resignation of Dana Hanna, Assessor's Office effective January 4, 2022, with thanks for years of service. NO: None; YES: Duffy, Zinnel & Kretzinger. Motion carried.

Kretzinger moved Zinnel seconded motion to approve accepting the End of Assignment of Madison Reed, Landfill Yard Waste effective December 6, 2021. NO: None; YES: Duffy, Zinnel & Kretzinger. Motion carried.

Zinnel moved Kretzinger seconded motion to approve signing Underground Storage Tank worksheet and letter. NO: None; YES: Duffy, Zinnel & Kretzinger. Motion carried.

Zinnel moved Kretzinger seconded motion to approve of the Cellular Device Service Request Form for Chris Hayes, Emergency Management Director. NO: None; YES: Duffy, Zinnel & Kretzinger. Motion carried.

Kretzinger moved Zinnel seconded motion to approve Courthouse Christmas party for December 22, 2021 from 12:00 pm to 1:30 pm. NO: None; YES: Duffy, Zinnel & Kretzinger. Motion carried.

Kretzinger moved Zinnel seconded motion to approve secondary road claims #26122 to #26139 and other county claims #164935 to #165021 totaling \$282,486.80 and issuance of warrants #65466 to #65564 in payment of the same. NO: None; YES: Duffy, Zinnel & Kretzinger. Motion carried.

Kretzinger moved Zinnel seconded motion to approve drainage claims #860 to #861 totaling \$3,810.00 and issuance of drainage warrants #1076 to #1077 in payment of the same. NO: None; YES: Duffy, Zinnel & Kretzinger. Motion carried.

Stacy Tharp, Human Resources Director gave a Departmental Update. Kretzinger moved Zinnel seconded motion to approve Lodging Policy Revisions. NO: None; YES: Duffy, Zinnel & Kretzinger. Motion carried.

Chairman Duffy opened the Public Hearing on ALTY Properties L.L.C. Tax Abatement at 9:00 a.m. No comments written or oral were presented. Kretzinger moved Zinnel seconded the motion to close the hearing at 9:02 a.m. NO: None; YES: Duffy, Zinnel & Kretzinger. Motion carried.

Zinnel moved Kretzinger seconded motion to adopt Resolution 21-33, To Authorize Financial Assistance for ALTY Properties, L.L.C. NO: None; YES: Duffy, Zinnel & Kretzinger. Motion carried.

**RESOLUTION NO. 2021- 33**

**ACTION TO AUTHORIZE FINANCIAL ASSISTANCE FOR ALTY PROPERTIES, LLC LOCATED IN GARDEN TOWNSHIP**

*Resolution for authorizing financial assistance for construction of a chiropractic office/ future office space, located in Boone County, Iowa*

RESOLUTION SUMMARY: TO PROVIDE FINANCIAL ASSISTANCE PURSUANT TO CHAPTER 404 OF THE CODE OF IOWA. **WHEREAS**, Boone County has received an Application from ALTY Properties, LLC, proposing to build a chiropractic office/future office space in the SW 1/4 Section 31 of Garden Township on Parcel H thereof and requesting property tax abatement as per schedule defined in Section 404.3.(2) of the Code of Iowa to assist in the construction of a service facility at their Boone County location.

**WHEREAS**, the Application has been reviewed by Boone County Auditor Diane Patrick, County Attorney Matt Speers and Boone County Assessor Paul Overton, who after said review have submitted a Report to the Board including a recommendation, and

**WHEREAS**, the above referenced Report to the Board sets forth the proposed construction and its economic benefits, plus a proposal for property tax abatement as provided in Section 404.3.(2) of Code of Iowa, and

**WHEREAS**, ALTY Properties, LLC intends to invest \$1.5 million in construction of this facility, the abatement will only be on assessable improvements.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BOONE COUNTY, IOWA AS FOLLOWS:**

**SECTION ONE:** That Boone County accepts the Report to the Board noted above and its recommendation for economic incentives to be provided to and wholly endorses this project. The following described real estate is hereby designated as the Boone County Urban Revitalization Area:

**Parcel H in the West Half of Southwest Fractional Quarter of Section 31, Township 82 North, Range 25, West of the 5<sup>th</sup> P.M., Boone County, Iowa, as shown on Plat of Survey recorded on April 1, 2021 as Instrument Number 211640 in the Boone County Recorders Office.**

**SECTION TWO:** Boone County finds that the economic development of the area is necessary in the interest of public welfare for the residents of Boone County and that the area meets the criteria of sections 404.1- 404.1 (4) in that it is an area which is appropriate as an economic development area as designated in Section 403.17 in that it is "an area appropriate for commercial and industrial enterprises". In addition, Boone County has prepared a proposed plan for the designated revitalization area which includes:

- a. The legal description, as set forth above
- b. The existing assessed valuation of the real estate in the proposed area, listing the land and building values separately
- c. A list of names and addresses of the owners of record of the real estate
- d. The existing zoning classifications and district boundaries and the existing and proposed land uses within the area
- e. There are no proposals for improving or expanding county services within the area
- f. The revitalization is applicable to all of the property assessed as specified in this Resolution
- g. That there are no persons or businesses will be displaced as a result of the improvement
- h. The tax exemption schedule authorized in section 404.3(2) that shall be used is as set forth in the Report to the Board

Furthermore, the county has scheduled a public hearing and notified all owners of record

of real property located within the proposed area. In addition to notice by publication, notification was given by ordinary mail to the last known address of the owners of record. The public hearing has been held. Mail notice has been waived.

No second public hearing was required pursuant to section 404.2 (5)

**SECTION THREE:** Boone County, Iowa will offer the incentives set forth in Section 404.3.2 of Code of Iowa which provides for a partial abatement of assessed property value over a period of ten years.

**SECTION FOUR:** That this Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED AND APPROVED THIS 15th day of December, 2021.

Chairman Duffy opened the Public Hearing on QMHJ, L.L.C. Tax Abatement at 9:13 a.m. No comments written or oral were presented. Kretzinger moved Zinnel seconded the motion to close the hearing at 9:15 a.m. NO: None; YES: Duffy, Zinnel & Kretzinger. Motion carried.

Zinnel moved Kretzinger seconded motion to adopt Resolution 21-34, To Authorize Financial Assistance for QMHJ, L.L.C. NO: None; YES: Duffy, Zinnel & Kretzinger. Motion carried.

**RESOLUTION NO. 2021- 34**

**ACTION TO AUTHORIZE FINANCIAL ASSISTANCE FOR QMHJ, L.L.C. LOCATED IN JACKSON TOWNSHIP**

*Resolution for authorizing financial assistance for construction of a sheet metal fabrication shop, plumbing pipe pre-fabrication facility and warehouse, located in Boone County, Iowa*

RESOLUTION SUMMARY: TO PROVIDE FINANCIAL ASSISTANCE PURSUANT TO CHAPTER 404 OF THE CODE OF IOWA.

**WHEREAS**, Boone County has received an Application from QMHJ, L.L.C., proposing to build a sheet metal fabrication shop, plumbing pipe pre-fabrication facility and warehouse in the NW 1/4 SW 1/4 Section 31 of Jackson Township on Parcel E thereof and requesting property tax abatement as per schedule defined in Section 404.3.(2) of the Code of Iowa to assist in the construction of a service facility at their Boone County location.

**WHEREAS**, the Application has been reviewed by Boone County Auditor Diane Patrick, County Attorney Matt Speers and Boone County Assessor Paul Overton, who after said review have submitted a Report to the Board including a recommendation, and

**WHEREAS**, the above referenced Report to the Board sets forth the proposed construction and its economic benefits, plus a proposal for property tax abatement as provided in Section 404.3.(2) of Code of Iowa, and

**WHEREAS**, QMHJ, L.L.C. intends to invest \$3,385,750 in construction of this facility, the abatement will only be on assessable improvements.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BOONE COUNTY, IOWA AS FOLLOWS:**

**SECTION ONE:** That Boone County accepts the Report to the Board noted above and its recommendation for economic incentives to be provided to and wholly endorses this project. The following described real estate is hereby designated as the Boone County Urban Revitalization Area:

**Parcel E in the Northwest Quarter Southwest Quarter of Section 31, Township 84 North, Range 25, West of the 5<sup>th</sup> P.M., Boone County, Iowa, as shown on Plat of Survey recorded on March 29, 2021 as Instrument Number 211575 in the Boone County Records Office**

**SECTION TWO:** Boone County finds that the economic development of the area is

necessary in the interest of public welfare for the residents of Boone County and that the area meets the criteria of sections 404.1- 404.1 (4) in that it is an area which is appropriate as an economic development area as designated in Section 403.17 in that it is "an area appropriate for commercial and industrial enterprises". In addition Boone County has prepared a proposed plan for the designated revitalization area which includes:

- a. The legal description, as set forth above
- b. The existing assessed valuation of the real estate in the proposed area, listing the land and building values separately
- c. A list of names and addresses of the owners of record of the real estate
- d. The existing zoning classifications and district boundaries and the existing and proposed land uses within the area
- e. There are no proposals for improving or expanding county services within the area
- f. The revitalization is applicable to all of the property assessed as specified in this Resolution
- g. That there are no persons or businesses will be displaced as a result of the improvement
- h. The tax exemption schedule authorized in section 404.3(2) that shall be used is as set forth in the Report to the Board

Furthermore, the county has scheduled a public hearing and notified all owners of record

of real property located within the proposed area. In addition to notice by publication, notification was given by ordinary mail to the last known address of the owners of record. The public hearing has been held. Mail notice has been waived.

No second public hearing was required pursuant to section 404.2 (5)

**SECTION THREE:** Boone County, Iowa will offer the incentives set forth in Section 404.3.2 of Code of Iowa which provides for a partial abatement of assessed property value over a period of ten years.

**SECTION FOUR:** That this Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED AND APPROVED THIS 15th day of December, 2021.

Tara Breon, Engineers Office was present to discuss filter quotes that were opened last week. After further comparisons of the bids, actual bids were O'Halloran- \$9061.24, Arnolds Motor- \$11,818.02 and O'Reilly- \$16,719.99. Zinnel moved Kretzinger seconded motion to award the filter contract to O'Halloran's in light of the new information. NO: None; YES: Duffy, Zinnel & Kretzinger. Motion carried.

Katie Healy, Conservation Director gave a Departmental Update.

Group Benefit Partners was present to give a Health Insurance Presentation.

Michelle Hull, RSVP was present for a FY23 Funding Request.

Ashley Fitzgerald, Boone County Fairgrounds Manager, along with Wayne Lynch, Fair Board President and Don Howard, Fair Board Treasurer were present for a FY23 Funding Request.

Ann Vogelbacher, Central Iowa Tourism Region was present for a FY23 Funding Request.

Gregg Elsberry, County Sheriff was present for a Departmental Update.

Kretzinger moved Zinnel seconded the motion to adjourn the meeting at 12:10 p.m. NO: None; YES: Duffy, Zinnel and Kretzinger. Motion passed.

Approved this 15<sup>th</sup> day of December, 2021.

Attest:

Diane R. Patrick, County Auditor

Boone County Claims Listing  
for December 15, 2021

General Basic Fund	
Fertilizer & Seed	
John Deere Credit	120.00
Garden & Lawn	
Spring-Green Lawn Care KenLi L	830.88
Food & Provisions	
Culligan of Boone	25.54
Fuels	
Arnold Motor Supply	42.95
Boone Co Treasurer	802.52
Martin Oil Wholesale	3467.07
Minor Mv Parts & Access	
Grainger	160.75
Heartland Tire & Auto Center	900.00
O'Reilly Automotive, Inc.	76.94
R & W Power	232.71
Stationery & Forms	
Amazon Capital Services	25.09
Card Services - VISA	40.16
Shalin Kowalke	75.00
Quill Corporation	69.99
Official Pub.& Legal Not.	
GateHouse Media Iowa	252.11
Board Proceedings	
GateHouse Media Iowa	507.74
Mid-America Publishing Corp	1204.14
Advertising & Media Publicatio	
Iowa Sportsman's	100.00
Employee Mileage & Subsistence	
Stacy L Tharp	73.00
Telephone Services	
Ogden Telephone Co	86.96
Stacy L Tharp	30.00
Webster Calhoun Telephone Co	214.64

Windstream	163.65
Data Processing Services	
Access Systems Leasing	1428.75
Ogden Telephone Co	94.95
Educational & Training Service	
Card Services - VISA	50.00
Legal & Court-Related Services	
Ahlers, Cooney, P.C.	1038.50
Card Services - VISA	125.80
Hardin County Sheriff	31.50
Medical & Health Services	
Polk Co Treasurer	184.77
Schroeder-Stark-Welin Funeral	550.00
State Medical Examiner	2766.00
Natural & LP Gas	
Alliant Energy	2444.89
Electric Light & Power	
Alliant Energy	384.97
Ogden Municipal Utilities	379.50
Xenia Rural Water District	273.90
Water Use	
Culligan of Boone	214.45
Building Repair	
Angry Bear Motorsports Cnsltng	740.30
Bomgaars	81.70
Boone Ace Hardware	76.30
D & D Pest Control	320.00
John Deere Credit	13.99
Lowe's Companies, Inc.	32.66
Menards - Ames	192.68
Ogden Farm & Feed Center	248.26
Operating & Cons Equip Rep	
Card Services - VISA	531.50
Office Equip & Furn.Rep.	
Amazon Capital Services	41.98
Radio & Related Equip. Repair	
Iowa Dept of Public Safety Fin	2655.00
Miscellaneous Repair	
Crystal Clean Windows	2124.00
Ray's Doors, LLC	80.00
Well Capping	
AgSource Cooperative Services	138.00
Iowa Dept of Natural Resources	50.00
Jeff Tryon	500.00
Cleaning & Sanitary	
AmPro Cleaning	490.00
Boone Ace Hardware	22.99
Central Iowa Distributing	168.00
The Portable Pro, Inc	225.00
Walters Sanitary Service	533.84
Contract Services	
A & M Laundry, Inc	252.44
Capital Improvements/Maint	
Martin Marietta Aggregates	2383.84
Data Processing Equip.	

CDW Government, Inc.	1491.98
Shop Equipment	
Bomgaars	89.99
CINTAS First Aid & Safety	192.41
John Deere Credit	44.96
Ogden Farm & Feed Center	48.42
Other Equipment/Radio, etc	
Intensitee, Inc	969.60
Jax Mercantile Co	519.98
General Fund Amer Rescue Plan	
Document & Imaging Services	
ArcaSearch Corporation	112991.50
Gen Supp Fund	
Data Processing Services	
Henry M Adkins & Sons, Inc	13040.00
Election Officials	
Jessie L Alt	14.00
Randy L Mitchell	16.50
Linda Morgan	24.00
Rural Serv Basic Fnd	
Stationery & Forms	
Card Services - VISA	146.38
Official Pub.& Legal Not.	
GateHouse Media Iowa	95.97
Mid-America Publishing Corp	38.21
Contract Services	
Bolton & Menk, Inc.	3661.00
Secondary Road Fund	
Culvert Material	
Jet Drain Services, LLC	2809.61
Cover Aggregate & Sand	
Brown Supply Co	250.00
Martin Marietta Aggregates	1156.29
Metro Waste Authority	501.61
Traffic & Street Sign Material	
Iowa Dept of Transportation	391.50
Iowa Prison Industries	639.65
Elec.Apparatus & Access.	
Card Services - VISA	249.52
Hardware	
Lawson Products, Inc.	517.13
Rockmount Research & Alloys	419.29
Fuels	
Martin Oil Wholesale	6987.62
Lubricants	
Martin Oil Wholesale	4361.69
Safety Items	
Boone Co Family Medicine	54.00
UnityPoint Clinic	84.00
Tires & Tubes	
Heartland Tire & Auto Center	114.50
Minor Mv Parts & Access	
Iowa Dept of Transportation	24.80
Lawson Products, Inc.	884.37
Martin Oil Wholesale	129.50

Matt's Tire Service	138.00
Telephone Services	
Ogden Telephone Co	79.95
Labor Relations Services	
Ahlers, Cooney, P.C.	387.50
MV Equip Rep Outside Serv	
Heartland Tire & Auto Center	832.50
Matt's Tire Service	1474.00
Brush Cutting Chemicals	
R & W Power	610.96
Buildings	
Builders FirstSource	139.29
Attorney Drug Prosecution	
Office Equip & Furn.Rep.	
Card Services - VISA	99.22
E911 Surcharge	
Telephone Services	
Ogden Telephone Co	99.00
Brucellosis & Tb Era	
TB & Brucellosis to State	
Iowa Dept of Ag & Land Steward	2562.19
Landfill Trust	
Ground Water Tax Expenses	
GateHouse Media Iowa	125.00
Mid America Recycling	2704.20
Landfill	
Operating Expense	
Card Services - VISA	355.73
Official Pub.& Legal Not.	
GateHouse Media Iowa	594.00
Mid-America Publishing Corp	248.60
Educational & Training Service	
A-Tec Recycling, Inc	1227.76
Engineering Services	
Ahlers, Cooney, P.C.	124.00
Operating & Cons Equip Rep	
Card Services - VISA	30.55
Mid Country Machinery, Inc.	63.38
Contrib.-Other Gov.&Organ	
Boone Co Treasurer Landfill It	34288.97
Iowa Dept of Natural Resources	51433.45
Health Ins Premium	
Payroll Holding Acct	
BC Treasurer / Flex Benefits	536.27
Grand Total	282486.80